



ACCESSORY DWELLING UNITS

An accessory dwelling unit shall be permitted if in conformance with either ADU #1 or ADU #2 below:

ADU# 1

One ADU shall be permitted by right within an owner-occupied residence where the primary use is a legally established single-unit or multi-unit dwelling as a reasonable accommodation for family members with disabilities or who is sixty-two (62) years of age or older, or to accommodate other family members. *

- The principal dwelling or the ADU must be owner occupied. *
- The ADU must be utilized for year-round occupancy.
- The existing principal dwelling must be legally established. *
- The ADU must be located within the existing dwelling or within an addition to the dwelling. *
- Permitted in any district where a legally established dwelling(s) or legal non-conforming dwelling(s) is established. *
- Can be established for any "family member" as defined in the Zoning Enabling Act. *

ADU#2

The property in which the ADU is proposed is located in a residential zoning district with a minimum lot size of 20,000 square feet and the ADU is located within the existing footprint of an existing principal, accessory, or detached structure. *

- The principal dwelling or the ADU must be owner occupied.
- The ADU must be utilized for year-round occupancy.
- The structure must be an existing legally established structure or legal non-conforming structure.
- The ADU must be located within the footprint of an existing structure. *
- They are only permitted in Residential Zoning Districts. *
- The lot size must be a minimum of 20,000 square feet. *

ADU#1 or ADU#2 above shall also comply with the following:

1. The ADU shall contain no more than two bedrooms.
2. The ADU shall be limited to no more than 900 square feet of interior floor area or 60 percent of the floor area of the primary dwelling, whichever is less. (Interior floor area is that which is completely enclosed by a floor, walls, and roof.)
3. An ADU constructed as an expansion of the primary structure shall meet all the dimensional regulations for the zoning district in which the property is located.
4. One additional off-street parking space for the ADU shall be provided, unless the property exceeds the required number of parking spaces under § 218-56.
5. An ADU shall be equipped with low water consumption plumbing fixtures.
6. The dwelling in which the ADU is proposed shall meet all state and local requirements for the treatment of on-site wastewater.
7. The property owner must provide a signed affidavit stating that their principal residence is on the property. The affidavit shall be recorded in the Land Evidence records of the Town of Charlestown.